

ELKHORN PLAZA II
5315 ELKHORN BLVD
SACRAMENTO, CA

FOR LEASE
1,806 SF TURN-KEY DENTAL SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

T E S L A

SUPERCHARGER



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Turn-key dental suite with full FF&E
- Immediate access to I-80 at Elkhorn Blvd/Greenback Lane
- Excellent street exposure on Elkhorn Blvd
- Anchored by Safeway and CVS
- Great synergistic mix of tenants
- Strong visual appeal
- Dense residential population
- Abundant parking



PROPERTY DETAILS:

Elkhorn Plaza II is a neighborhood retail center with dominant anchor and strong national tenants with Starbucks, McDonald’s, Subway, Pizza Hut, Cricket Wireless, Wells Fargo, Golden 1 and more.

The center is prominently anchored by Safeway grocery store and CVS pharmacy.

EVgo fast chargers, Hyperfuel EV chargers, and Tesla Superchargers on-site.

LEASE RATES:

5315* Elkhorn Blvd 1,806 SF \$4,425.00 (\$2.45 PSF, NNN)

NNN costs are approximately \$0.68 PSF.
*Available with 30 days’ notice.

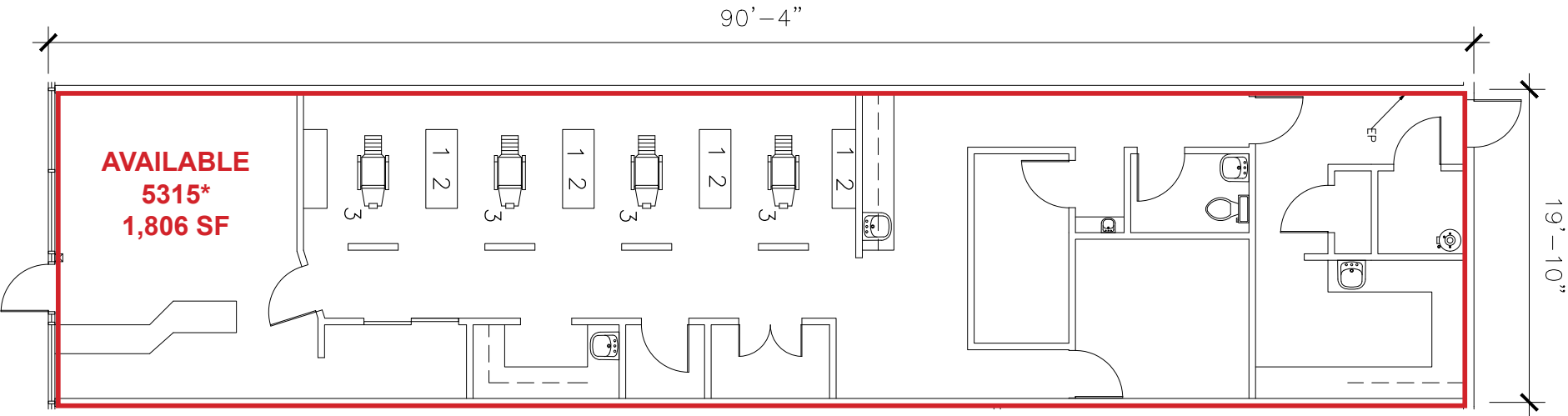
DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	20,067	188,580	366,160
2024 Average HH Income:	\$90,206	\$93,597	\$103,477
Traffic Count @ [Elkhorn Blvd]:	28,160		

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FLOOR PLAN



FF&E			
Attached		Non Attached	
Item Number	Item Name	Item Number	Item Name
1	Dental Water	3	Dental Patient Chair
2	Dental Air		

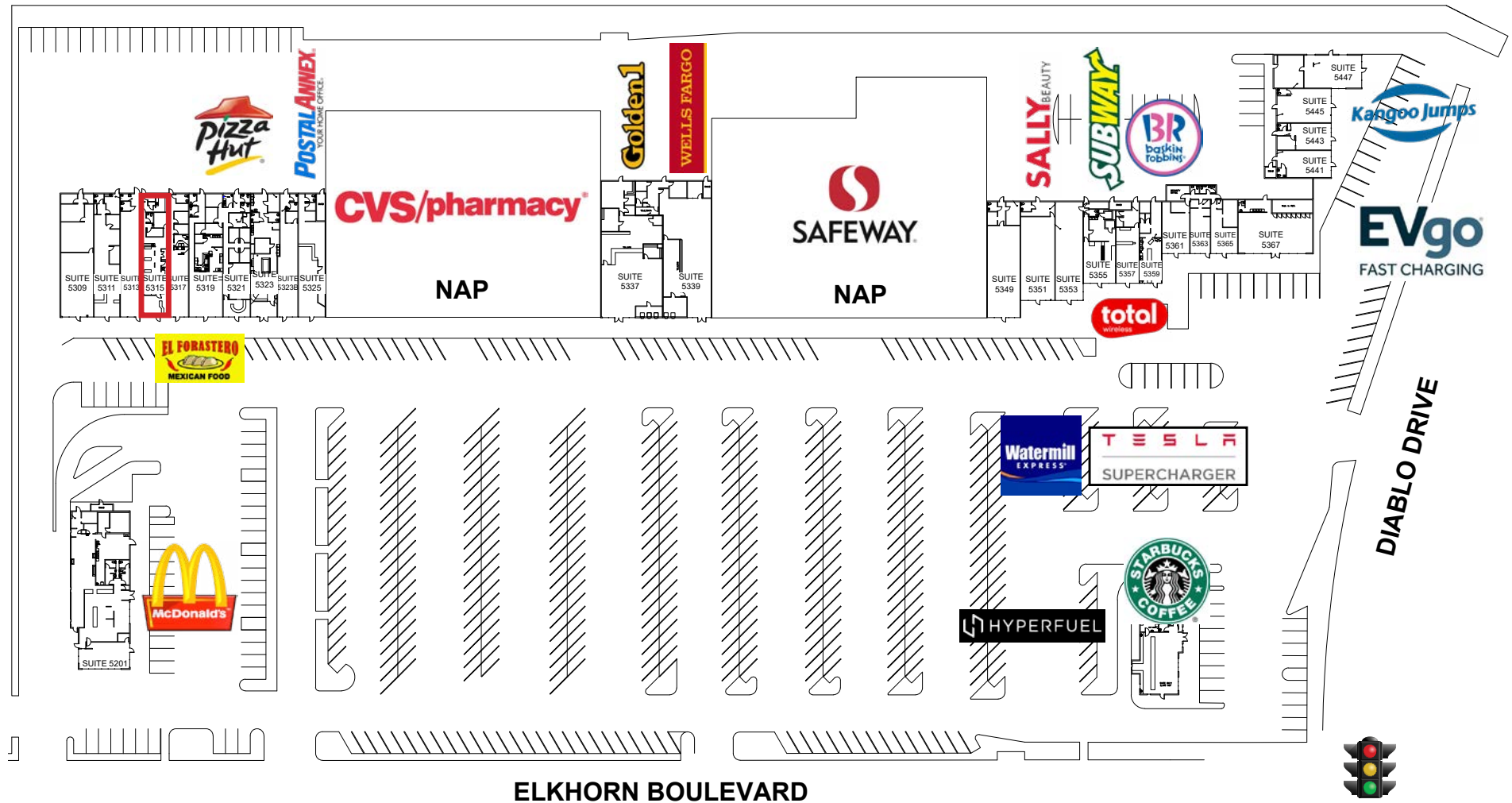
Suite	SF	Lease Rate	Monthly Rent
5315*	1,806	\$2.45 PSF, NNN	\$4,425.00
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PAGE

4

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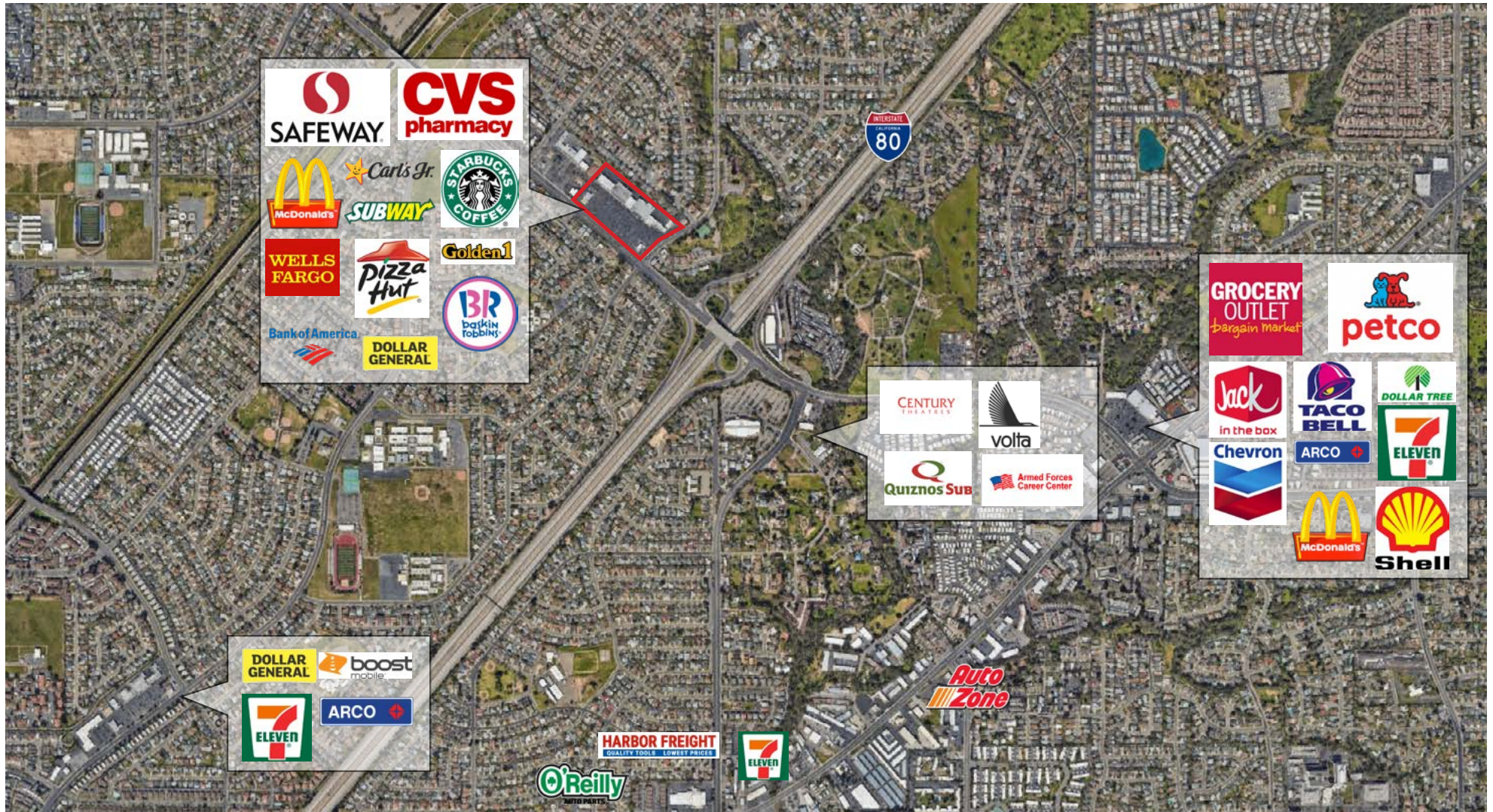


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